



Oregon

John A. Kitzhaber, MD, Governor

Department of Environmental Quality

Northwest Region Portland Office

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June 3, 2014

John Anderson, President
Anderson Brothers, Inc.
9111 N. Vancouver Avenue
Portland, OR 97217

RE: No Further Action Determination
Anderson Portland Properties -- Tax Lot 200
ECSI Site ID No. 5529

Dear Mr. Anderson:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the documents submitted to DEQ on your behalf by the Wohlers Environmental Services. The property consists of tax lot number 200, and is shown on the attached site map.

DEQ has determined that no further action is required to address environmental contamination at this site. This determination is based on the regulations and facts as we now understand them, including but not limited to the following:

The site is heavily vegetated and has never been developed. However, soil was found to be contaminated with polychlorinated biphenyls (PCBs). Site records indicate that the PCB contamination is likely from equipment that was stored on the site by one or more adjacent property owners.

Depth to groundwater is not known. However, based on borings completed in 2009 and 2010, groundwater appears to be deeper than 20 feet below the ground surface. Groundwater was not tested because contaminants in soil do not extend that deep.

Approximately 640 tons of PCB-contaminated soil was removed between September and December 2011. Testing of remaining soil indicates that contamination has been reduced to safe levels. This is based on the assumption that the land will be used as a trailhead for the trail system in Forest Park.

DEQ conducted a source control evaluation, which is documented in a March 8, 2014 Source Control Decision document. DEQ concludes that Anderson has identified and controlled upland sources of contamination from current and past operations such that contaminant transport pathways at the site do not pose a significant current or future threat to the Willamette River. This determination is predicated on continued implementation of interim stormwater source control measures until the site is eventually developed with stormwater controls that conform to City of Portland's stormwater manual, programs, codes or other requirements.

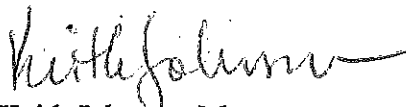
Notice regarding this no further action determination was published on May 1, 2014 in the Oregonian, the Secretary of State's Bulletin, and DEQ's website. Comments were requested by May 30, 2014. No comments were received.

DEQ concludes that based on the information presented to date, the Anderson Portland Properties -- Tax Lot 200 site is currently protective of public health and the environment and requires no further action under the Oregon Environmental Cleanup Law, ORS 465.200 et seq., unless new or previously undisclosed information becomes available. We will update the Environmental Cleanup Site Information System (ECSI) database to reflect this decision.

DEQ recommends keeping a copy of all of the documentation associated with this remedial action with the permanent facility records.

If you have any questions about this letter, please contact Bob Schwarz (phone: 541-298-7255 x230, email: schwarz.bob@deq.state.or.us).

Sincerely,



Keith Johnson, Manager
Environmental Cleanup Program
Northwest Region

Enclosure: Site map

Copies (by email):

Linda Scheffler, Portland BES (linda.scheffler@portlandoregon.gov)

Chris Wohlers, Wohlers Environmental Services (chrisw@wohlersenvironmental.com)

Bob Schwarz, DEQ The Dalles (schwarz.bob@deq.state.or.us)

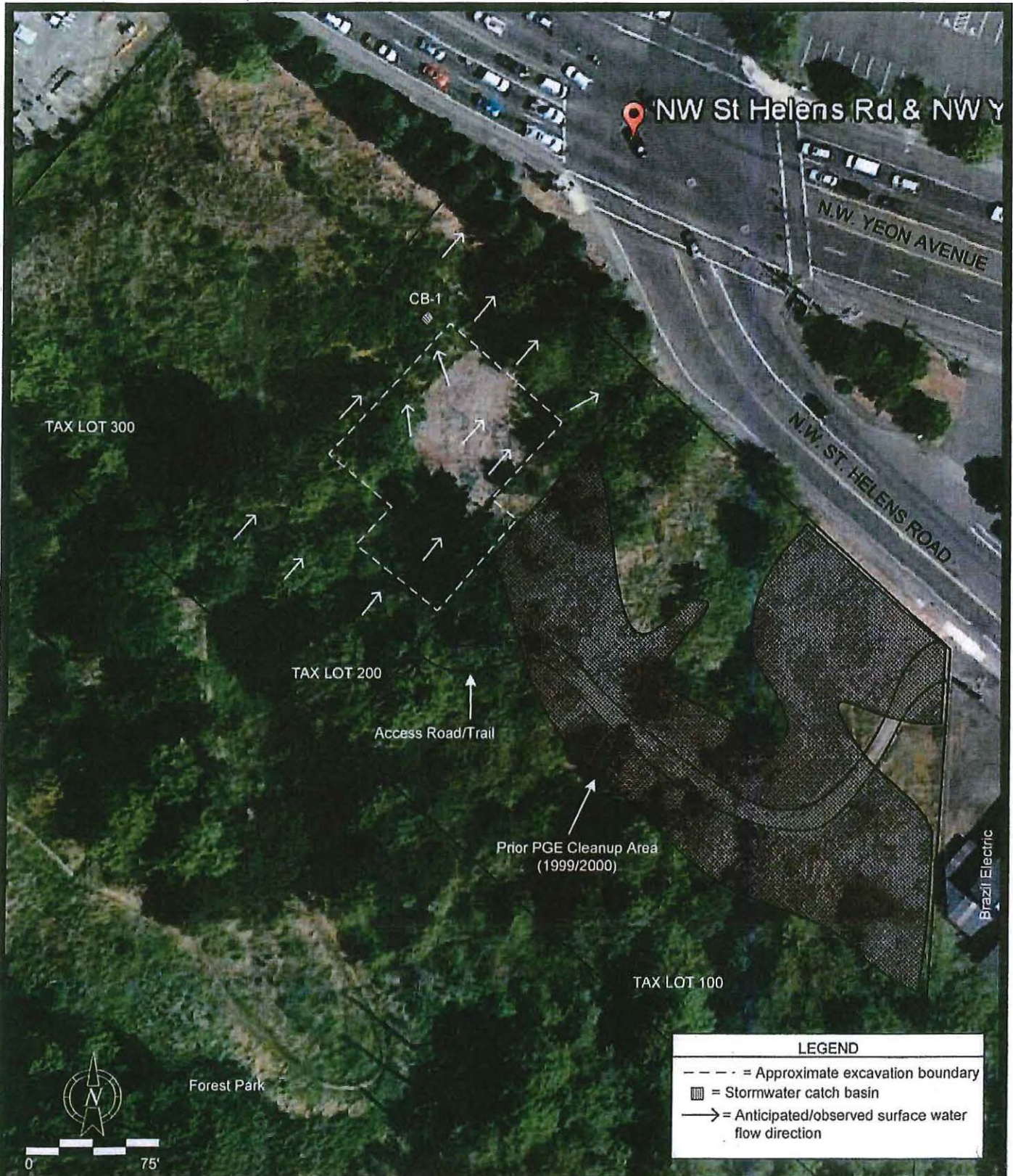


FIGURE 2

SITE MAP

ANDERSON PORTLAND PROPERTIES LLC
N.W. YEON AND N.W. ST. HELENS ROAD
PORTLAND, OREGON

PROJECT NO.: 12-0107

DATE: 06/28/13

SCALE: 1" = 75'

FILE: sitemap

DRAWN BY: KB